

**Procedure regarding development of
Integrated Industrial Area/Integrated
Information Technology Township.**

**Government of Maharashtra
Industry, Energy and Labour Department
Government Resolution No. IDC/2015/C.R. 93/Industry-14
Mantralaya, Madam Cama Road, Hutatma Rajguru Chowk, Mumbai -32.
Dated:- 27th December, 2016.**

- Read:** 1) Government Resolution no. III-policy-2010/C.R 768/Industry-2,
Dated 22/02/2013.
2) Government Resolution no. ITP-2016/(C.R.265)/Industry-2, dated 25/08/2015.
3) Government Resolution no. ITP-2015/C.R. 207/Industry-2, dated 22/02/2016.

Introduction:-

The Government has declared “Maharashtra Industrial Policy, 2013” vide its Government Resolution dated 22/02/2013 for balanced industrial development for achieving financial growth and establishing new industrial unit for creating more employment opportunities. Also, the Government of Maharashtra has declared “Information Technology and Information Technology Enabled Services Policy 2015” on 22nd February 2016. As per these policies, State Government intends to develop Integrated Industrial Area/ Integrated Information Technology Township. As per new clause 43 (1) (B) inserted in Maharashtra Industrial Development Act, 1961 provision has been included, by common intention or Special Directives from State Government, Maharashtra Industrial Development Corporation can establish any industrial area as Integrated Industrial Area by publishing the Government Gazette notification. Urban Development Department, Government of Maharashtra as per directives issued on 01/08/2015, has approved Development Control Rules for Integrated Industrial Area/ Integrated Information Technology Township. As per this Government Resolution, Integrated Industrial Area shall be read with Integrated Information Technology Township. Considering above facts, State Government had formulated the procedure for establishing Integrated Industrial Area/ Integrated Information Technology Township.

Government Resolution

The following procedure is prescribed for the development of Integrated Industrial Area/Integrated Information Technology Township:-

1) For development of Integrated Industrial Area:-

- a) Concerned land owner or
- b) Developer appointed by the land owners or
- c) A Joint Venture Company formed by the land owners along with developer would be eligible to establish Integrated Industrial Area and can submit proposal to Maharashtra Industrial Development Corporation. However, entire land under the project shall be owned by the land owner/ developer city/joint venture.

(**Clarification:** - The meaning of land ownership shall include development rights given by the land owners through one or more registered development agreement/power of attorney for the development and sale of the project, also Leasehold land can be considered where Lease period is more than 30 years.)

2) Applicant shall submit complete proposal for development of Integrated Industrial Area along with documents listed below:-

A. Land Ownership and Area

- 1) 7/12 extract or property card of the land which shall not be more than 6 month old prior to submission of the proposal and sale agreement/rent agreement/power of attorney.
- 2) Search report from authorised Solicitor/Advocate certifying land ownership.
- 3) Original gut book map/city survey maps/measurement plan, if land is subdivided then documents regarding sub-division of land.
- 4) Available transport facilities – Information regarding distance of project from national highway, state highway, railway station, port, airport and adjoining cities with its population.
- 5) Water Supply details – details of water supply requirement for the potential population of the project and source from which it would be supplied.
- 6) Electric supply details.
- 7) Distance of project from lake, creek and sea.
- 8) Estimated cost of project including expenditure on land acquisition and development.
- 9) A declaration/undertaking declaring that the project land is not included in command area of irrigation project, project land not an adivasi owned land and does not fall in protected forest or reserved forest and land notified as acquired/notified under Maharashtra Forest (Acquisition) Act, 1975 or national forest/sanctuaries or prohibited zone
- 10) A declaration/undertaking from competent authority regarding classification of zone/ permissible zone and inclusion of proposed land in Regional Plan or otherwise is necessary.

3) Proposal Scrutiny:-

After receipt of proposal for the establishment of Integrated Industrial Area from the concerned land owner/developer appointed by the land owners/A Joint Venture Company formed by the land owners along with developer, Maharashtra Industrial Development Corporation shall scrutinise the proposal and if any deficiency is observed in the documents at the time of scrutiny then, Corporation to get the necessary compliance done within 15 days.

4) Submission of site visit report by Land Selection Committee:-

Time limit for Maharashtra Industrial Development Corporation officers for undertaking site visit to the proposed Integrated Industrial Area is hereby fixed to 15 days for examining land terrain and topography, available access to site, water supply and electric supply and other facilities. Thereafter, it would be necessary for Land Selection Committee to submit the related site visit report for approval to the Steering Committee constituted by Maharashtra Industrial Development Corporation.

5) Steering Committee recommendation:-

The Integrated Industrial Area proposal shall be scrutinised by the Steering Committee constituted for scrutiny by Maharashtra Industrial Development Corporation. The scope of presently existing High Power Committee constituted under the chairmanship of Principal Secretary (Industries) is hereby extended to include the Integrated Industrial Area/ Integrated Information Technology Township proposal also and Principal Secretary, Urban Development Department-I is included as a new member for the purpose. Therefore the Integrated Industrial Area proposal along with the Corporation's recommendation shall be submitted before the High Power Committee.

- 1) Maharashtra Industrial Development Corporation's Land:-** Integrated Industrial Area/ Integrated Information Technology Township can be established on Maharashtra Industrial Development Corporation land. As per Maharashtra Industrial Development Act, 1961 clause 43 (1) (B) Maharashtra Industrial Development Corporation can establish Integrated Industrial Area/ Integrated Information Technology Township on MIDC's land , after due recommendation of High Power Committee, by publishing Government Gazette . After publication of Gazette notification Integrated Industrial Area/ Integrated Information Technology Township can be developed by Maharashtra Industrial Development Corporation as per prevailing Development Control Regulations, Maharashtra Industrial Development Corporation. Integrated Industrial Area/ Integrated Information Technology Township proposals approved by Maharashtra Industrial Development Corporation are not to be submitted for approval of State Government.
- 2) City And Industrial Development Corporation 's Land:-** Proposals for Integrated Industrial Area/ Integrated Information Technology Township on City And Industrial Development Corporation 's Land shall be developed in consultation with Urban Development Department, Government of Maharashtra.

3) On Private Land:-

A) Designated Industrial use as per approved Development plan / Regional plan and Private land where industrial Non Agriculture permission is granted by Authority or private land located outside any Development plan / Regional plan, Proposals for establishing Integrated Industrial Area/ Integrated Information Technology Township on private land shall be submitted to High Power Committee under the chairmanship of Principal Secretary (Industries) in which Principal Secretary, (Urban Development Department-I) added as new member for declaring such areas as Industrial areas under Maharashtra Industrial Development Act, 1961 clause 2 (G) . After, approval of High Power Committee these areas can be declared as Industrial area by publishing Government Gazette notification. Integrated Industrial Area/ Integrated Information Technology Township can be established as per this Government Resolution according to under Maharashtra Industrial Development Act, 1961 clause 43 (1) (B) by Maharashtra Industrial Development Corporation.

B) Private land located in approved Development plan / Regional plan in the zone of Agriculture / No Development Zone / included in Urbansiable (U) land or where no approved Regional plan /Development plan, proposals for establishing Integrated Industrial Area shall be submitted to the High Power Committee under the chairmanship of Principal Secretary (Industries) in which Principal Secretary, Urban Development Department-I included as a new member under the provision of Maharashtra Industrial Development Act, 1961 clause 2 (G) . Zone Conversion Premium may be deposited to Town Planning Department of the concerned district for such cases no action is required under clause no 20 of Maharashtra Regional and Town Planning Act 1966. After payment of Zone Conversion Premium by the applicant industry department after approval of the State Government may declare industrial area by publishing official Government Gazette as per Maharashtra Industrial Development Act, 1961 clause 43 (1) (B) , Maharashtra Industrial Development Corporation will be Special Planning Authority for such areas. As per Maharashtra Regional and Town Planning Act 1966 clause 40 (1) (B) no separate appointment as Special Planning Authority is required.

6) Procedure for approval of master plan on private land:-

- 1) After declaration of Industrial Area with the approval of Government, Chief Planner, Maharashtra Industrial Development Corporation shall scrutinise the draft Master Plan for the Integrated Industrial Area/ Integrated Information Technology Township and

publish it under provisions of Maharashtra Regional and Town Planning Act, 1966 for inviting suggestions/objections. After publication, hearing on suggestions/objections shall be completed within stipulated time limit and thereafter the proposal along with the hearing report shall be submitted to High Power Committee for approval.

- 2) After the Draft Master Plan for Integrated Industrial Area/ Integrated Information Technology Township is approved by the High Power Committee, further action as per prescribed procedure shall be taken as per Development Control Regulations for Integrated Industrial Area/ Integrated Information Technology Township and Maharashtra Industrial Development Corporation.
- 3) Chief Planner, Maharashtra Industrial Development Corporation shall work for the matter as Nodal/Co-ordinating Officer.

7) Approval of building plans:-

- 1) **Application for approval to building plans:** - After the Draft Master Plan is approved by the High Power Committee, the applicant shall independently submit building wise plans to Corporation. Maharashtra Industrial Development Corporation in its capacity as the Special Planning Authority shall initiate further necessary action for issuance of building plan approval and completion certificate.
 - 2) After receipt of building plan for approval proposal as above, Maharashtra Industrial Development Corporation shall scrutinise the proposal as per the provisions of Development Control Regulations and building plan approval and completion certificate issuance process shall be completed within time limit of 15 days after receipt of development charges and other necessary payments as per rules.
- 8) This Government Resolution is issued in consultation with Urban Development Department.
- 9) This Government Resolution is made available on the Maharashtra Government website www.maharashtra.gov.in and reference no. of this is **201703311117448510**. This order has been signed digitally.

By order and in the name of the Governor of Maharashtra.

(Dr. N. K. Bhosale)
Deputy Secretary to Government of Maharashtra.

To,

- 1) Principal Secretary to Hon. Governor.
- 2) Principal Secretary to Hon. Chief Minister, Mantralaya, Mumbai-32.
- 3) Private Secretary to Hon. Minister (Industries), Mantralaya, Mumbai-32.

- 4) Private Secretary to Hon. Minister of State (Industries), Mantralaya, Mumbai-32.
- 5) Private Secretary to Hon. Minister (all) and Ministers of State (all), Mantralaya, Mumbai-32.
- 6) Private Secretary to Hon. Leader of Opposition, Maharashtra Legislative Assembly, Maharashtra Legislature Secretariat, Vidhan Bhavan, Mumbai.
- 7) Private Secretary to Hon. Leader of Opposition, Maharashtra Legislative Council, Maharashtra Legislature Secretariat, Vidhan Bhavan, Mumbai.
- 8) Senior Personal Assistant to Hon. Chief Secretary.
- 9) All Additional Chief Secretaries, Principal Secretaries/Secretaries.
- 10) Divisional Commissioner, Konkan Division/Aurangabad Division/Pune Division/Nashik Division/Amravati Division/Nagpur Division.
- 11) Development Commissioner (Industries).
- 12) Chief Executive Officer, Maharashtra Industrial Development Corporation.
- 13) All Collectors.
- 14) Managing Directors/Chief Executive Officers of Corporations/Government Undertakings under control of Industries, Energy and Labour Department.
- 15) Member Secretary, Maharashtra Pollution Control Board.
- 16) All Officers/Desks of Industries, Energy and Labour Department.
- 17) Joint Director, Industries/Superintending Industries Officer, Mumbai Authority Division/Konkan Division/Pune/Nashik/Amravati/Aurangabad/Nagpur.
- 18) All General Managers, District Industries Centre.
- 19) Select File (Industries-14).
